

11 HIGHWAY 50

BRAMPTON, ON

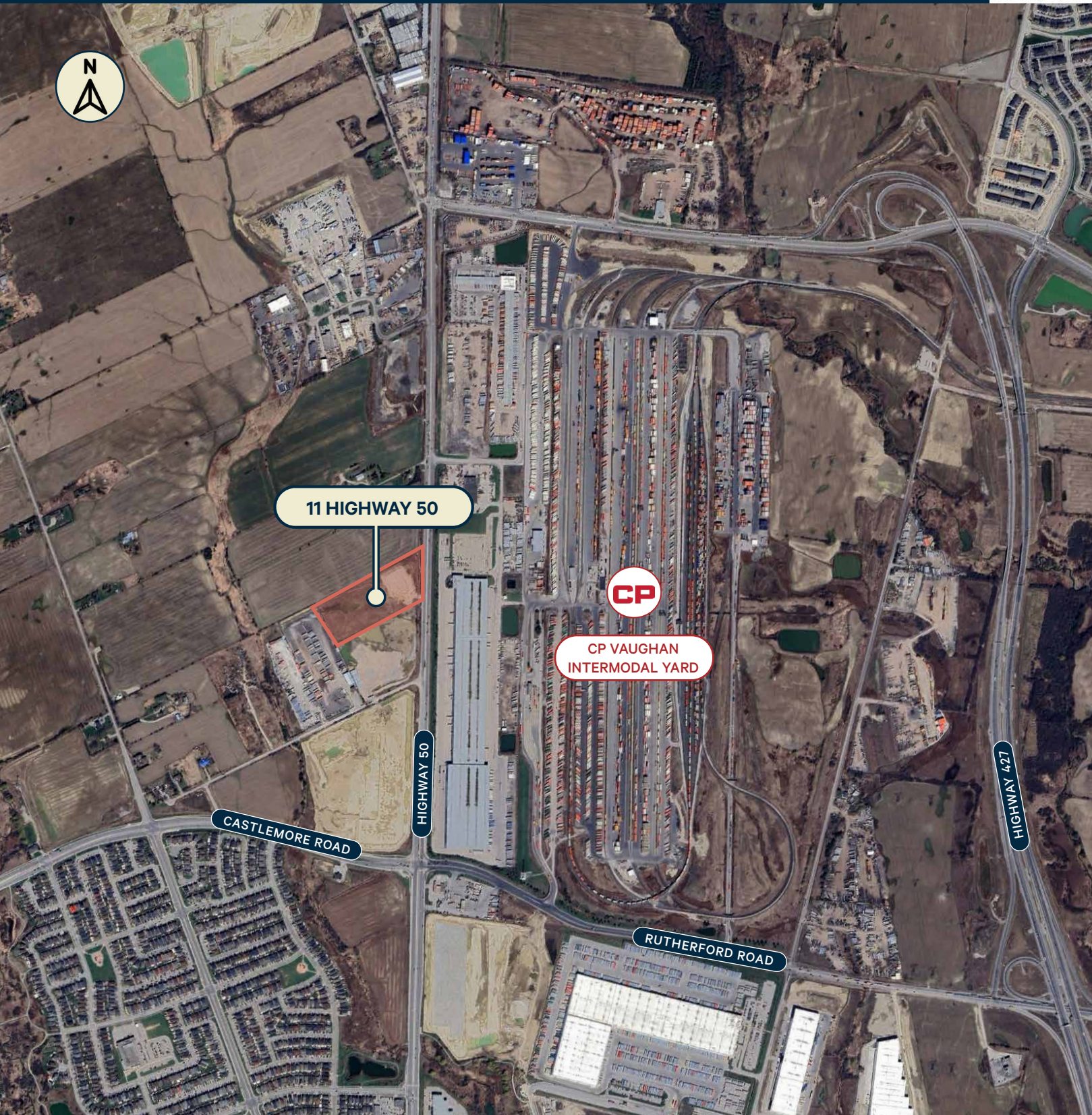
RUTHERFORD ROAD & HIGHWAY 50

± 10.11 OF OUTSIDE STORAGE LAND | HIGHLY EFFICIENT LOT CONFIGURATION



11 HIGHWAY 50

BRAMPTON, ON

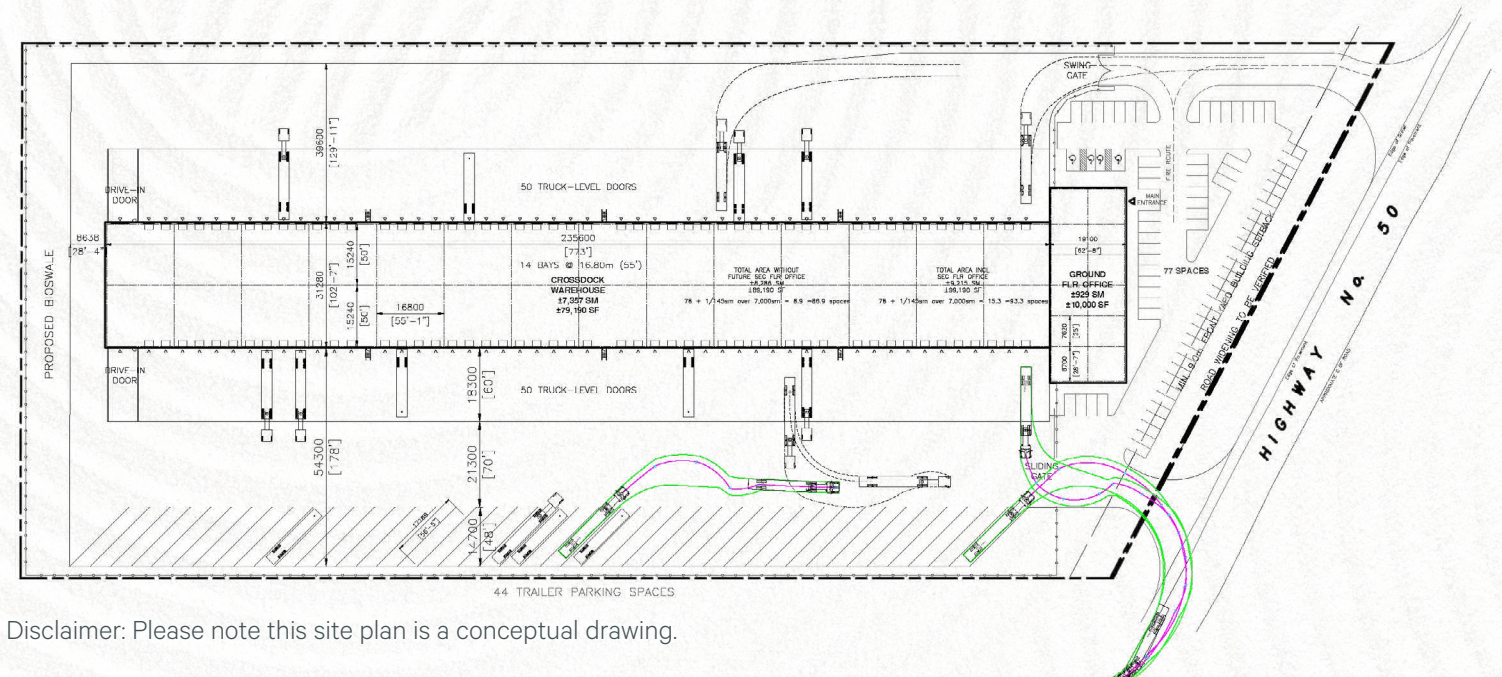


PROPERTY DETAILS

LOT SIZE	± 10.11 Acres
ZONING	M2-3594 - Full outside storage permissible (laydown space, truck, trailer, and equipment storage)
POSSESSION	Immediate
SITE CONDITION	Flat, level & compacted
ASKING PRICE	Contact listing agents
TAXES (2024)	TBC

[Click to Download Confidentiality Agreement](#)

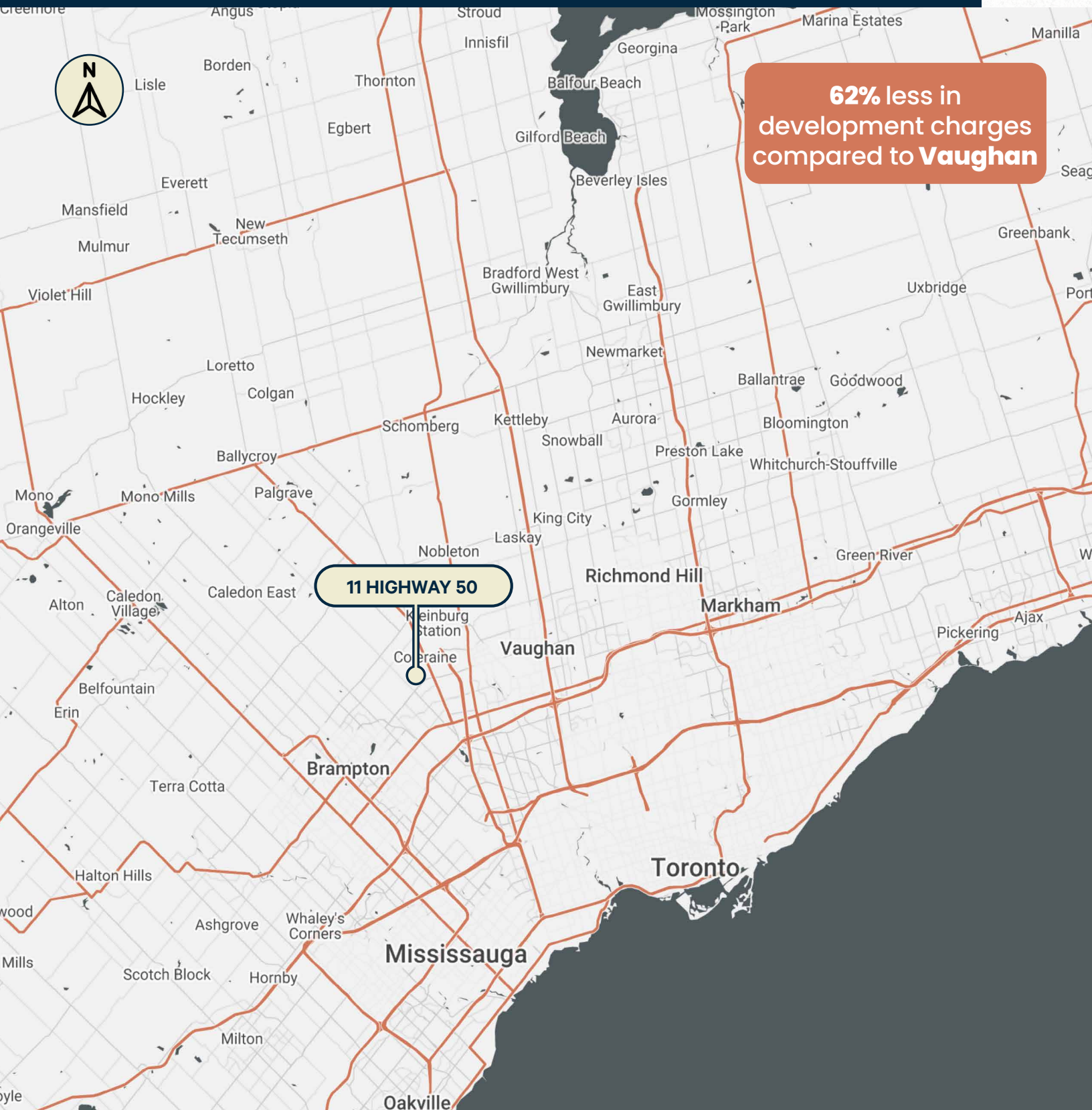
CONCEPTUAL SITE PLAN



Disclaimer: Please note this site plan is a conceptual drawing.

11 HIGHWAY 50

BRAMPTON, ON



62% less in development charges compared to Vaughan

LAND IMPROVEMENTS

Please see the below technical description of the work completed to the site.



7' chain link fence with 1' barb wire provided around the entire perimeter of the property



Lift Master automated sliding gate with gate operator installed on site



Excavation and grading for a level site, subgrade elevation was graded and compacted



Ashphalt paved driveway entrance off Highway 50 with 375 mm draining culvert beneath



Privacy screens installed along the chain link fence fronting Highway 50



Existing site was entirely stripped of all organics and topsoil to sound subgrade elevations

DRIVE TIMES

HWY 427	3.0 KM	4 MINS
HWY 407	8.9 KM	7 MINS
HWY 409	15.9 KM	11 MINS
HWY 400	17.7 KM	12 MINS
PEARSON INTERNATIONAL AIRPORT	16.1 KM	14 MINS
DOWNTOWN TORONTO	42.0 KM	40 MINS

11 HIGHWAY 50

BRAMPTON, ON

RUTHERFORD ROAD & HIGHWAY 50

For full data room access containing additional site details,
please send CA to Joseph Cattana

Contact Us

Fraser McKenna*

Vice Chairman
+1 416 798 6275
fraser.mckenna@cbre.com

*Sales Representative

Ted Peters*

Vice President
+1 905 234 0375
ted.peters@cbre.com

Joseph Cattana*

Sales Representative
+1 905 234 0389
joseph.cattana@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | All Outlines are Approximate

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth